

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearings begin

December 18, 2025

MEMBERS PRESENT: Rick Chellman, Chairman

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS EXCUSED: Anthony Coviello, Vice-Chair; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas, William Bowen, Ryann Wolf; and Alternates Frank Perier and Logan Roy

The only member of the Planning Board that was present was Chair Chellman, along with Planning Department Manager Peter Stith. There were not enough members for a quorum, so Chair Chellman adjourned the meeting a few seconds after 7:00 p.m. The items will be heard at the January meeting.

I. APPROVAL OF MINUTES

- A. Approval of the November 20, 2025 Minutes**
- B. Approval of the September 16, 2025 Site Walk Minutes**

The two items were not addressed.

II. PUBLIC HEARINGS -- OLD BUSINESS

- A. REQUEST TO POSTPONE** The request of **Perkins Kwoka Joint Revocable Trust (Owner)**, for property located at **224 Broad Street, Unit 3** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction for a 384 s.f. addition to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site including a retaining wall, stone drip edge and underdrain for stormwater control, replacement of the existing lawn with a micro-clover seed mix, and a planting plan. Said property is located on Assessor Map 131 Lot 13-3 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE (LU-23-179)**

This item was not addressed.

III. PUBLIC HEARINGS – NEW BUSINESS

A. POSTPONED TO JANUARY MEETING The request of **John Galt LLC (Owner)**, for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.112.14 to allow 4 parking spaces where 8 are required. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. **POSTPONED TO JANUARY MEETING (LU-25-142)**

This item was not addressed.

IV. CITY COUNCIL REFERRALS

- A. Historic District Map**
- B. Portsmouth Submarine and Maritime Association request for a zoning change for the Albacore Park property located at 569 Submarine Way**
- C. Gateway Parcels**

These items were not addressed.

V. OTHER BUSINESS

- A. January 22, 2026 Meeting Date Change**
- B. Chairman Updates and Discussion Items**
- C. Board Discussion of Regulatory Amendments and Other Matters**

These items were not addressed.

VI. ADJOURNMENT

The meeting adjourned at 7:27 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker